

TRANSFER
TAX
PAID

WARRANTY DEED**006494**

KNOW ALL MEN BY THESE PRESENTS, THAT I, ANDREW L. DUPONT, of Waterville, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **ANN LeBLANC and MARSHALL KING**, both of Fairfield, County of Somerset and State of Maine, whose mailing address is 469 Upper Ridge Road, Fairfield, Maine 04937

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey **WITH WARRANTY COVENANTS**, to **ANN LeBLANC and MARSHALL KING**, as joint tenants and not as tenants in common, their heirs and assigns, forever,

A certain lot or parcel of land, situated in **Waterville**, County of Kennebec and State of Maine and more particularly bounded and described as follows, to wit:

Beginning at a point located on the northerly sideline of Brightwood Street at the southwest corner of land now or formerly of Sidney L. and Julie D. Dupont; thence northwesterly along the Duponts' westerly line a distance of 100 feet, more or less, to a point marking the northeast corner of land now or formerly of Letourneau as depicted as Lot #100 on a certain plan entitled "survey for Sidney DuPont - Julie DuPont, Rosedale Street, Waterville, Maine by Harry J. Mitchell dated April 1973 and recorded in the Kennebec County Registry of Deeds on August 21, 1973, in Book 44 Pages 58 and 58a; thence northeasterly along the southerly boundary of Lot #118 as depicted on said Plan a distance of 50.15 feet, more or less, to a point; thence northwesterly along the common boundary of Lots #118 and #117 a distance of 100.2 feet, more or less, to a point marking the northwest corner of said Lot #118; thence N 65° 08' 37" E to a point on the northerly line of Lot #117 as depicted on said Plan, which point would be intersected by a southeasterly straight line extension of the westerly line of Lot #127 as depicted on said Plan; thence northwesterly along said extended line a distance of 50 feet, more or less, to a point marking the southwest corner of said Lot #127; thence northwesterly along the westerly line of said Lot #127 to a point marking the northwest corner of said Lot #127; thence northeasterly along the northerly line of Lots #127, #128 and #129 a distance of 120 feet, more or less, to a point marking the northeast corner of Lot #129; thence southeasterly along the

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easterly line of said Lot #129 to a point marking the southeast corner of said Lot #129; thence continuing southeasterly in a straight line to an elm tree marking the northeast corner of Lot #115; thence S 25° 16' 49" E a distance of 100.24 feet, more or less, to an iron rod marking the southeast corner of Lot #115; thence S 65° 09' 59" W a distance of 100.3 feet, more or less, to a point marking the southwest corner of Lot #116; thence southeasterly in a straight line extension of the common boundary of Lots #116 and #117 a distance of 100 feet, more or less, to a point on the northerly sideline of Brightwood Street; thence S 65° 14' W along the northerly sideline of Brightwood Street a distance of 100.3 feet, more or less to the point of beginning.

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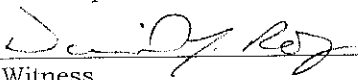
Excepting and reserving to Sidney L. Dupont and Julie D. Dupont a non-assignable personal right of way for pedestrian and vehicular access to remaining land of said Dupont, said right of way to be 40 feet in width bounded on the west by the easterly line of Lots #99 and #110.

Being the same premises conveyed to the herein Grantor by Warranty Deed of Sidney L. and Julie D. Dupont, dated July 21, 1998 and recorded in the Kennebec County Registry of Deeds at Book 5693 Page 312.

SUBJECT to an Easement in favor of the City of Waterville for the installation, repair, maintenance and improvement of a storm drain pipe as more particularly described in an Easement Deed from Andrew L. DuPont, dated August 24, 1999 and recorded in the Kennebec Registry of Deeds at Book 6094 Page 246.

IN WITNESS WHEREOF, I, the said ANDREW L. DUPONT, has hereunto set my hand and seal this 16th day of March, 2001.

Signed, Sealed and Delivered
in the presence of:


Witness


ANDREW L. DUPONT

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ACKNOWLEDGEMENT

STATE OF MAINE
Kennebec, ss.

March 16, 2001

Personally appeared the above named **ANDREW L. DUPONT** and
acknowledged the foregoing instrument to be his free act and deed.

Before me,


NOTARY PUBLIC
DAVID J. ROY
Notary Public, Maine
My Commission Expires July 21, 2001
(print name)



RECEIVED KENNEBEC SS.

2001 MAR 19 PM 1:11

ATTEST: 
REGISTER OF DEEDS